

TO: Plan Review Steering Committee
FROM: Long Range Planning Staff
DATE: September 21, 2001
SUBJECT: Summary Notes from the GMA Steering Committee meeting of
September 19, 2001 (Meeting #21)

Attendance:

Steering Committee Members:

Jack Burkman	City of Vancouver Council Member
Jay Cervený	City of La Center Council Member
Dean Dossett	City of Camas Mayor
Jeanne Harris	City of Vancouver Council Member
Michael Hefflin	City of Ridgefield Council Member
John Idsinga	City of Battle Ground Council Member
Mary Kufeldt-Antle	City of Camas Council Member
Betty Sue Morris	Clark County Board of Commissioners (Chair)
Craig Pridemore	Clark County Board of Commissioners
Judie Stanton	Clark County Board of Commissioners

Public:

Foster Church	The Oregonian
Steve Dearborn	Miller/Nash
Kathy Folkers	Howsley Law Office
Patrick Holmes	Howsley Law Office
James Howsley	Howsley Law Office
Richard Howsley	Howsley Law Office
Mark Mead	The JD White Company
Pam Neal	CREDC
George Vartanian	Self

Staff:

Jose Alvarez	Clark County Long Range Planning
Monty Anderson	City of Washougal Planning Director
Bill Barron	Clark County Administrator
Alan Boguslawski	Clark County Community Development

Rich Carson
Tamara DeRidder
Eric Eisemann
Lianne Forney
Patrick Lee
Marty Snell
Bryan Snodgrass
Deb Wallace

Clark County Community Development Director
City of Vancouver Long Range Planning Manager
Cities of La Center & Ridgefield
Clark County Public Outreach & Information Director
Clark County Long Range Planning Manager
City of Camas Planner
City of Vancouver Planner
WSDOT

1. Introductions

Commissioner Morris called the meeting to order at 4:10 PM at the Dollars Corner Fire Station. Attendees introduced themselves and their affiliation.

2. Review August 15, 2001 meeting Notes

A motion was made, seconded, and passed to approve the August 15 Meeting Summary.

3. Update of the population and employment allocation process

Commissioner Morris provided a brief background summary of the basis for the planning assumptions, including density goals, housing types, jobs per acre, and the principals for calculation. She then referred to the capacity analyses from the cities and noted that there were some significant deviations between the cities' recommendations for planning assumptions and those provided by staff.

Commissioner Morris then called for an explanation from each city for their changes or deviations. She noted that the Board of County Commissioners will decide on the final figures used.

Pat Lee explained about the capacity analysis adjustments, and noted the figures result in 6000 more jobs. Commissioner Morris speculated that the Urban Growth Areas might need to expand to accommodate the revised projections.

Camas:

Marty Snell summarized Camas' revised planning assumptions. A slightly higher persons-per-household is assumed, based on updated OFM and US Census figures showing Camas' existing household size being 2.75 (single-family) and 2.02 (multi-family).

Camas increased the never-to-convert factor to 15% and the redevelopment factor to 115% based on a closer look at the buildable lands map. Steep and inaccessible areas and other critical areas identified dictate a higher never-to-convert factor than 10%. Based on a look at some actual applications for subdivision located on parcels that are shown as excluded from development due to critical areas, they found that critical lands have some capacity for development.

The higher commercial employees per acre is based on the Buildable Lands Report showing 21.6 employees per acre, which is probably due to the relatively small amount of commercial property in Camas. The 15 employees per acre assumption is based on a presumption that more commercial property will be added to the inventory, and visioning more residential uses in the downtown, resulting in a trend toward fewer employees per acre. Also, based on planned revitalization of downtown, they assume a redevelopment factor of 115%.

La Center:

Eric Eisemann stated that the amended numbers are based on census. They are not proposing to deviate from the county's numbers.

Ridgefield:

Eric Eisemann said the situation for the Ridgefield figures is the same as he stated for La Center.

Vancouver:

Brian Snodgrass stated that Vancouver's adjustments were made based on new data from US Census and updated buildable lands information. They re-included vacant and under-utilized tax exempt residential parcels because deductions are already assumed for schools, parks and churches on residential land. They assume some development in critical areas, based on the Buildable Lands Report. They assume some residential redevelopment (5%) would occur. They also assume some intensification of residential development within certain urban centers.

Vancouver recommends excluding industrial tertiary in the Urban Growth Area.

Washougal:

Monty Anderson stated Washougal's figures are mostly aligned with the county's. They propose 120% commercial redevelopment and estimate 20 jobs per commercial acre because much industrial land is consumed. They are not proposing expansion of the boundaries yet, but looking internally.

Battle Ground:

John Idsinga said Battle Ground is proposing a figure of 18 jobs per acre for commercial and 15 jobs per acre for industrial lands.

Commissioner Morris, referring to the bottom two lines of capacity analysis chart, questioned the conversion of tertiary lands and Commissioner Pridemore asked, "do tertiary lands convert?" Pat Lee responded that some tertiary lands had converted and were built upon, but that he did not have figures before him today. Pat further stated that correspondence from CREDC suggests that, overall, a 50% allocation to tertiary industrial lands seems reasonable. Jack Burkman stated that tertiary lands in Vancouver are not converting at that rate. Commissioner Morris stated that it would seem reasonable to assume a never-to-convert factor for industrial tertiary. Jay Cerveney opined that the trend is toward more restrictions on sensitive lands, which would result in less conversion. Burkman added that the infrastructure is not in place for industrial tertiary like it is for

residential underutilized. Lee stated the criteria for designating lands as tertiary are parcel size less than five acres and containing greater than 50% sensitive lands. Jay Cervený felt 50% useable tertiary is not accurate. Commissioner Pridemore stated that we need to look harder at the wetlands banking issue. Eric Eisemann stated he is convinced, based on looking at lands first hand, that a substantial portion of tertiary lands will convert.

Perhaps the conversion factor is different city to city. This needs to be looked at. Commissioner Morris encouraged individual jurisdictions to take a tour of their tertiary lands because this is a key decision in moving forward.

Commissioner Morris asked jurisdictions to look at the maps to verify their vacant buildable lands. Provide any suggested changes to Pat Lee.

Pat Lee emphasized that the OFM did say the numbers used by the County for assessing capacity were accurate.

4. Technical Advisory Committee Update

Pat Lee stated that Mike Vinatieri (SW Washington Health District) attended the TAC meeting. Mr Vinatieri now has a draft ordinance addressing the issues of connecting all new development to sewer and connection of existing non-connected developments within the UGA. He is prepared to come back at a future Steering Committee meeting to present it.

5. Other

6. Next meeting date and time

Next meeting is October 17, 2001. Cities should be prepared to provide additional information they collect from a tour of their tertiary lands.

7. Adjourn

The meeting adjourned at 5:20 PM.

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